Davidson County DEEDWARR
Recvd: 09/25/01 10:09 3pgs
Fees:18.00 Taxes:340.40
20010925-0103407

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Acorn Drive Partners 1006 Sunnyhill Road Brentwood, TN 37027	Same as New Owner	Map 95-14 Parcel 121.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LETHA HARRIS, now LETHA HARRIS EDWARDS, joined by her husband, THOMAS R. EDWARDS, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto ACORN DRIVE PARTNERS, a Tennessee General Partnership, composed of Wendell Waller, Sr. and Billy R. Potter, General Partners, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a parcel of land in the 3rd Civil District of Nashville, Davidson County, Tennessee, being shown as Lot No. 57 on the Plan of Metropolitan Industrial Park, Section 49, a plat of which is recorded in Book 4715, page 128, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument in the easterly margin of Acorn Drive, the northwesterly corner of Section 24, Metropolitan Industrial Park, as of record in Book 4470, page 16, said Register's Office; thence with said easterly margin, N 8 deg. 12 min. West 150.08 feet to a concrete monument; thence leaving Acorn Drive, N 81 deg. 48 min. E 98.75 feet to an iron pin in the centerline of a 50-foot wide railroad spur tract easement, the beginning of a curve to the left; thence with said curve having a central angle of 23 deg. 32 min. 48 sec., a radius of 383.07 feet, chord with bearing of N 21 deg. 24 min. 09 sec. E, and distance of 156.32 feet, 157.43 feet to an iron pin in the centerline of said railroad easement; thence N 72 deg. 23 min. 58 sec. E 78.74 feet to a monument; thence S 17 deg. 36 min. 02 sec. E 22.00 feet to a monument, the intersection of the east property line with the north margin of Crystal Drive; thence S 18 deg. 31 min. 22 sec. E 280.35 feet to a concrete monument; thence S 21 deg. 23 min. E, 4.33 feet to a concrete monument, the northeast corner of aforementioned Section 24; thence with the line common with Section 24, S 82 deg. 20 min. W, 308.52 feet to the point of beginning, containing 1.42 acres, more or less.

BEING the same property conveyed to Letha Harris by deed from Nashville Rubber & Gasket Company, Inc., a Tennessee corporation, of record in Book 6669, page 364, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property on Acorn Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 4715, page 128, said Register's Office.

3. Subject to an easement for sanitary sewer of record in Book 8403, Page 495, said Register's Office.

4. Subject to an easement for the flow of a branch along the south and west lines of said lot.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

JOINDER OF SPOUSE: THOMAS R. EDWARDS, husband of LETHA HARRIS, now LETHA HARRIS EDWARDS, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

LETHA HARRIS, a/k/a
LETHA HARRIS EDWARDS

THOMAS R. EDWARDS

"GRANTEES"
Acorn Drive Partners,
A Tennessee General Partnership

By: BILLY R. POTTER, General Partner

By: WENDELL WALLER, SR., General Partner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LETHA HARRIS, a/k/a LETHA HARRIS EDWARDS and husband, THOMAS R. EDWARDS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 21st day of September, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared WENDELL WALLER, SR. and BILLY R. POTTER, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be all of the general partners of Acorn Drive Partners, the within named bargainor, a Tennessee General Partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as general partners.

WITNESS my hand and seal this the 21 st day of September, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $92,000.00.

Affiant

Sworn to and subscribed before me, this the 21 st day of September, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001